

FALLBROOK COMMUNITY PLANNING GROUP

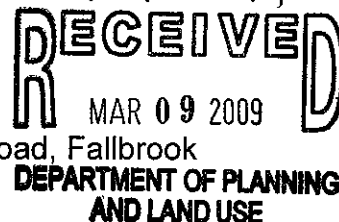
And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 February 2009, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES



Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 15 members were present, Michele Bain, Bill Bopf, Anne Burdick, Harry Christiansen, Eileen Delaney, Jean Dooley, Donna Gebhart, Tom Harrington, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Paul Schaden, Steve Smith and Jack Wood.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item. Mr. Bill Bopf commented that the upcoming San Diego County Water Authority invitation to tour the Colorado water Aqueduct was a vary worthwhile experience and highly recommended the tour to any planning Group members who were interested. A question was poised from the audience as to if trash pickup was a County effort. Mr. Russell commented that to his knowledge that EDCO who handle trash pickup is a private company and that they probably operate under a contract, but he did not know who the contract was with.
2. Approval of the minutes for the meeting of 15 December 2008, 5 and 19 January 2009. Voting item. Mr. Harrington noted that there was one correction to the minutes of 19 January item 2 stating that Mr. Phelan of Caltrans had stated that the public comment period was to remain open. Ms. Bain motioned that all the minutes be approved as amended and the Group unanimously approved the motion.
3. GPA05-003, SPA05-001, TM5424RLL2, REZ 05-005 & S05-014 Campus Park West project is proposed for the approximate 118.3 acres, 99.7 acres located in the north east corner of I-15 and SR76 and 18.6 acres located on the south side of SR76. It is a request that includes the processing of a **General Plan Amendment** (to change the Regional Category from Special Study Area (SSA) to Current Urban Development Area (CUDA), to change the maximum density from 0.81 to 3.0 dwelling units per acre; and to amend the Circulation Element to delete Pankey Road north of Pala Mesa Drive), an amendment to the **Campus Park Specific Plan** (to separate Campus Park West from the remainder of the Campus Park SPA, to add multi-family residential uses in addition to a central mixed-use core plus general commercial and limited impact industrial/business professional uses), to create new Design Guidelines to supersede the existing I-15 Corridor and Fallbrook Design Guidelines, also they propose to change the height limits to allow buildings up to 50 feet tall. A **Tentative Map** (to subdivide the property in to 51 lots), a **Rezone** (to change the zoning from S90 to S88) and a V designator. They are requesting 355 total dwelling units; approximately 15 acres are designated for multi-family residential uses at a density of 20 dwelling units to the acre (307 dwelling units). The mixed-use areas consist of approximately 7 acres and may contain 48 dwelling units in addition to approximately 50,000 square feet of commercial space and 50,000 square feet of office space. The general commercial area totals 29 acres and will contain a maximum of 350,000 square feet of commercial space. The industrial area consists of approximately 20 acres, which will contain a maximum of 347,000 square feet of industrial space. There are 7 lots to be maintained by a future homeowner's association (HOA) totaling approximately 11 acres, which are comprised of manufactured slopes, HOA maintained landscaped areas, detention basins and drainage facilities. In addition there are 4 biological open space lots totaling approximately 27 acres. This project includes grading of 91.4 acres of the 118.3 acre site. A total of 700,000 cubic yards of

balanced cut and fill will occur. The slope ratio of manufactured slopes will not exceed 2:1. The maximum proposed cut height will be 22 feet and the maximum proposed fill height will be 28 feet. Owner/Applicant Pappas Investments, 916-447-7100. Contact person Camille Passon, at Project Design Consultants, 619.235.6471. County planner Dennis Campbell 858-505-6380, Dennis.Campbell@sdcounty.ca.gov. FCPG recommended denial at the 16 June 2008 FCPG meeting. **Land Use, Circulation and Design Review.** Community input. Voting item. (11/12) The developers representatives Mr. David Graham and Mr. Chris Morrow presented their project and stated they were seeking comments on their project. The Land Use Committee Chair Mr. Wood provided detailed concerns with the projects Specific Plan and General Plan documents presented for review as discussed in the Land Use Committee (attached to these Minutes). The Circulation Committee Chair, Mr. Christiansen outlined the concerns that the Circulation Committee had discussed (attached to these Minutes) and stated that he had major concerns with the size of the commercial development portion of this project and the traffic impact of the development as presented. A further concern was that this project had been reviewed several times since 2004 with comments always made on the shopping center size and as of yet the developer has not responded. The Design Review Committee Chair Ms. Delaney outlined the recommendations that the Design Review Committee had for this project (Attached to these Minutes). A member of the audience stated that they felt the projects commercial center represented a major threat to the downtown business area. After extensive discussion, Mr. Bill Bopf motioned to continue the project and to send copies of all the committee comments to the developer, the Group unanimously approved the motion.

4. TPM21152 Request to subdivide the 4.39 acres located at 5065 San Jacinto Circle into 2 lots for two single family dwelling units. The existing house and garage located on lot 1 will remain. Owner and applicant Larry & Monica Knight 960-6553. Contact person Lawrence Paxton 294-4871. County planner Marisa Smith 858-694-2621. **Land Use Committee.** Community input. Voting item. (12/16) Mr. Wood noted that he had meet with the property owner and viewed the proposed division and had no objections to the subdivision. Ms. Wood motioned that the project be approved and the Group unanimously approved the motion.
5. TM5510RPL2 (PACIFICA ESTATES) Request to subdivide the 17.3 acres located at 2270 South Mission Road into 25 lots for 21 dwelling units, 2 open space lots, and 2 Home Owner Association Common lots. Grading for the subdivision will create a 12 foot cut slope at the north and eastern side of the property and an 18 foot fill slope on the south side of the property. Owner F. Martinez and J.L. Islas 210-265-1306. Applicant and Contact person Brooks Cavanaugh 758-7710. County planner Gail Wright 858-694-3003. This project was continued at the request of the applicant at the 21 Jan 08 meeting. **Land Use & Circulation Committees.** Community input. Voting item (12/17). Mr. Tim Thiele, RBF Consulting presented the project and stated that he was there to field any questions the Planning Group and public may have. Several Morro Road residents expressed their objections to secondary access off of their street and asked what would happen to emergency or secondary access in the event that they gated their own community. They also described their current problems with student pedestrian traffic and parents using their street as a turn-around for dropping off students at the high school. They cited numerous examples of the traffic issues. Planning Group members were concerned with the lack of deceleration and acceleration lanes along Mission. Mr. Wood commented that the proposed retention basin might require one of the lots to be dropped. Mr. Russell commented that the density of the lots and the pad design of the project were requiring grading outside the standards of the Fallbrook community plan. He felt the density should be reduced and terraced pad designs be considered. The large fill and cut slopes on the projects northerly and southerly property lines were unacceptable. Mr. Wood motioned to deny the project as presented and the Group unanimously approved the motion.

6. TPM20905RPL3 Request to subdivide the property located at 3805 La Canada Road into 4 lots plus a remainder parcel. The two single family homes and barn to remain on parcel #4 with access from La Canada. Access for lots 1, 2, 3, & the remainder parcel to be from Alta Vista. Owner and applicant Jerome Stehly 685-0660. Contact person Dave Lowen 724-7674. County planner Marisa Smith 858-694-2621. This project was denied at the 20 November 2006 FCPG meeting because of line of sight issues. **Circulation Committees**. Community input. Voting item. (1/08)) Applicant not present Mr. Christiansen motioned to continue the request, the Group unanimously approved the motion.
7. Request for Waiver of the Site Plan Requirements for a new free-standing sign in front of "The Merlot Building" (the old North County Times Building) 1112 N. Main Ave. Applicant and contact person Don McDougal 275-4708. **Design Review Committee**. Community input. Voting item. (1/27) Mr. McDougal presented the proposal the update the sign for the building Ms. Delaney motioned to approve the request, the Group unanimously approved the motion.
8. Request for Waiver of the Site Plan Requirements for a grading permit to increase parking for the Boys & Girls Club located at 445 E. Ivy Street. The permit also includes several retaining walls. Owner Boys & Girls Club of North County 728-5871. Contact person Dale Green 728-4406. County planner Debra Frischer 858-495-5201. **Design Review Committee**. Community input. Voting item. (1/29) Mr. Green presented the proposed grading and parking lot expansion. Ms. Delaney motioned that the project be approved with the modification of the site plan to require drought resistant landscaping to be utilized for the project, the Group unanimously approved the motion.
9. Presentation by Jeff Barfield, RBF Consulting, 858.614.5027, JEFFB@rbf.com on a request by Palomar College to Introduce a General Plan Amendment (GPA) to Revise the Circulation Element of the Fallbrook Community Plan for Horse Ranch Creek Road SC2602 to facilitate construction of the new campus. Also requested is the reclassification of SC 2602 from a rural collector to the new Boulevard standard, as proposed by the County in the update of roads standards currently being considered. The project is located in the northeast corner of I-15 and SR 76. **Circulation Committee**. Community input. Non-voting item Mr. Barfield presented the project. Members of the audience felt that a more coordinated evaluation of the circulation element roads for all the developments was warranted prior to approval of this GPA. Mr. Christiansen out lined the Circulation Committee concerns which centered around an east west connection from Horse Ranch Creek Road to the Pala Mesa Bridge. Currently the General Plan update shows this road and this GPA did not. Mr. Christiansen noted that the General plan update location was felt to the preferred location by the Planning Group and the North County Fire Marshall. Mr. Bopf asked about the water and sewer line locations for the project and was informed that the Utilities would all be constructed in Horse Ranch Creek Road. Additionally that the entire ultimate width would be graded at one time. Mr. Christiansen questioned the barrow pit on the grading plan presented and was informed it was on the adjoining parcel to the east and was intended to be graded to the approximate pad designed for that project. Mr. Barfield further informed the Planning Group that he intended on submitting his GPA request to DPLU within two weeks. Mr. Russell authorized forwarding the comments of the Circulation Committee and the Planning Group to Mr. Barfield for his use.

Adjourned at 8:28 PM

Submitted by

Tom Harrington, secretary.

Cc: DPLU Nick Tartaglia, Gail Wright
Fallbrook Chamber of Commerce, PDC, RBF